

Eucalyptus Grove Homeowners Annual Membership Meeting

January 12, 2017 (6PM)

Minutes

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Howard Lange.

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Co., Inc.

Roll Call

91 units were represented at the meeting by proxy or by attendance.

A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/22/16.

Prior Meeting Minutes

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2016 was read, with the following year-end totals:

Total Revenue	\$807,371.62
Operating Expenses	\$448,559.67
Res. Expenditures	\$52,781.56
Savings Accts.	\$2,271,996.49
Total Funds Available	\$2,276,996.49

As of 12/31/16, the Association Reserve is 94.4% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted some of the major projects completed in recent years: Tree trimming, front gate system replaced. Possible upcoming work in the future: updating CCR, asphalt replacement and tenting of units for termites.

Landscape Report, Drought tolerant plants installed in complex. Grove awarded a Goleta Water District sustainability award. Tree pruning, sidewalk repairs, drain repairs and pest control are all ongoing projects.

Election of Board

The 2-year term of two Board Members Joe Mora and Cathy Leyva were up for re-election

Two Association Members were **nominated** to serve two-year terms on the Board: Joe Mora and Cathy Leyva

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate of Joe Mora and Cathy Leyva. Motion unanimously **approved** by Owners in attendance.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2016.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2016.

Topics of Discussion included:

- New CC&Rs and issue of renting
- Gate Kiosk completed

Adjournment

The **Annual Meeting** was adjourned at 6:53 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.